

PROPOSED SINGLE STOREY EXTENSION AND GARAGE AT 8 BYLAND WAY, MONK BRETTON

Construction notes to be read in conjunction with plans.

Foundation - 600 x 300 reinforced concrete - depth to the satisfaction of the BCO. If required by the BCO, where drains pass under or adjacent, foundation to be taken below invert and brickwork lintolled over.

Floor - 70 mm sand and cement screed on 80 mm Kingspan K3 insulation on 100 concrete on 1200 gauge polythene linked to wall DPC on compacted sulphate free hardcore.

Walls - Bricks to match existing - 100 Rockwool bats - 100 Plasmor Fibolite blocks - 12 mm plaster (or plasterboard on dabs). Plasmor foundation blocks to ground level.

DPC min. 150 above ground level. Bond new work to existing. Cavities to be continuous with existing.

Ancon HRT4 stainless steel tie irons 5 per m² (max. 750 spacings) and 225 apart vertically to reveals.

IG Ltd. insulated lintols type L1/S 100 with 150 end bearing and tray DPC over where not protected by eaves.

Where internal partitions are altered use 75 mm plastered blockwork to match existing on existing concrete floor slab.

Roof - interlocking concrete tiles to match existing on 50 x 25 laths on sarking felt on gangnail trusses at 600 crs. all to BS 5268 Part 3. 12 mm plasterboard and skim ceiling. Fit undertile vents to all eaves. Anchor roof to walls with 5 x 32 mild steel straps fixed 1000 down walls at alternate truss positions. At gable at verge and ceiling levels fit 5 x 32 mm ms anchor ties at max. 2000 crs. fixed over 3 No. trusses with noggins under. Truss calculations to be provided by the manufacturer as required by the BCO.

Fit 270 glasswool insulation - 100 between ceiling members at 170 at right angles over. Maintain 50mm vent gap throughout.

Flashings etc. in Code 5 lead.

110 PVC gutters - connect to 63 mm down pipes.

Windows/doors/ventilation - to be white double glazed (20 mm gap) units incorporating Pilkington Low 'E' glass (soft coating) - windows to open 1/20th floor area of room. Windows to bedrooms and lounge to have 8000 mm² trickle vents and 4000 mm² vents to kitchen and bathroom.

The bedroom windows to have one fully opening light min. 480 x 800 deep for escape purposes. Cill height min. 800 - max. 1100.

To kitchen fit extract fan to external air with extract rate of 30 litres/sec. over cooker hood.

Drainage - fit back inlet type gully to kitchen and connect drain to existing in 100 pipes to match existing fall 1:40.

- existing 100 PVC soil/vent pipe to be diverted around windows as shown and wastes adjusted as necessary.

- 38 mm PVC waste to sink unit and 32 mm to hand basin both with deep seal traps.

Surface water including to garage as shown - to soakaway 5000 from the building. Size and position to be agreed with the BCO.

110 PVC gutters - 63 mm downpipes.

Heating - from new gas condensing combi-boiler in roof void and vented through gable wall. Fit thermostatic control valves to radiators. All the work to be carried out by a CORGI approved installer.

Electrics - all electrical work to be carried out by an installer who is registered in a competent persons scheme. A Building Regulation self-certification notice to be passed to the BCO on completion.

Ceiling mounted smoke alarm shown SA on plan to be wired to a separate fuse at the distribution board.